

CASES: VTTM 51644-01
RENV T200600166
RCUP T200600210
RPA T200600009
RZC T200600010
OTP 92-074

****** INITIAL STUDY ********COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATION

I.A. Map Date: August 16, 2006 Staff Member: Rudy Silvas

Thomas Guide: 4279(4370 D-G6), 4460 C2 USGS Quad: Newhall

Location: West of San Francisquito Canyon Road and north of Copper Hill Drive in Castaic.

Description of Project:

This is a proposal to revise Vesting Tentative Tract Map (VTTM 51644) in designated Areas B & C to allow the redesign of 714 units which are largely within the originally approved footprint of development for 1,791 units. Residential development in Area A which abuts the north side of Copper Hill Drive, and located south of Areas B & C, has been built out with 1,077 of the 1,552 units originally approved for development. The original approval for Areas B & C allowed for the development of 237 units, and two units in Area D.

The developer proposes in this tract map revision to take the 475 units not constructed in Area A, and the 2 units not constructed in Area D, and relocate them to Areas B & C for a combined total of 714 units. Although no more than the original 1,791 units approved with this tract are still proposed with the redesign and relocation of the total 477 units, it will require a general plan amendment to the Los Angeles County and Santa Clarita Valley Area Plans to allow an Urban 1 designation (1.1 to 3.3 units/acre) due to the higher density proposed in areas B & C. A zone change from A-2-2 (Heavy Agricultural - 2 acre minimum lot size required) to RPD-7,000-3.3 (Residential Planned Development - 7,000 square foot minimum lot size required - 3.3 units per acre maximum allowed) is also proposed to accommodate the relocation of the 477 units to Areas B & C.

A conditional use permit is proposed as required for the RPD zone proposal, to address grading proposed in a hillside management area and a density controlled development. Approximately 11 million cubic yards of grading is proposed which is to be balanced on site. Access to Areas B & C will be provided through extensions of Tesoro Del Valle Drive and Avenida Rancho Tesoro which both have 84 foot wide right of ways. Truck traffic related to grading activity is proposed to occur along existing residential streets. Area "A" and Area "D" are not a part of this revised tract map, and development of Areas B & C shall also include preservation of 625.7 acres of open space and one lot for a fire station in Area B.

An EIR (Environmental Impact Report) was certified by the County of Los Angeles in conjunction with the original vesting tentative tract map approval. This revised vesting tentative tract map proposal will require a Supplemental EIR. The applicant has indicated that extensive biological and environmental studies have been completed to ensure that significant resources will be preserved or mitigated for, and that the project has been

designed to avoid impacts to SEA (Significant Ecological Area) No. 19. A landscape concept has been designed to ensure that natural vegetation will slow heavy runoff and decrease the potential for impacts to the habitat for the unarmored threespine stickleback in the area. Because of the avoidance of any impacts to SEA No. 19, the applicant maintains that San Francisquito Creek along the eastern end of the tract site shall remain in its existing condition. The applicant proposes to implement any appropriate mitigation measures necessary that are consistent with the biological and environmental studies conducted. Current jurisdictional permits from the Army Corp of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Game (CDFG) are still valid for the project site.

Gross Acres: *1,264 acres for VTTM51644; Areas B & C*

Environmental Setting:

This project site is currently vacant with predominantly undeveloped open space, with the exception of dirt roads and fire breaks that traverse the site. The site is situated between San Francisquito Canyon which is located along the eastern end of the tract, and Wayside Canyon located along the western end of the tract, with Tapia Canyon located further west. Topography on the site consists of steep to moderately steep terrain, which levels off to the east down to the broad alluvial bottom of the San Francisquito Creek. A large majority of the site is vegetated with chamise chaparral and sage scrub. SEA area No. 19 is located partially through Area "C" within San Francisquito Creek and consists of approximately 29 acres. This SEA is primarily for preservation of a movement corridor for upstream and downstream populations of the unarmored threespine stickleback in the Santa Clara River. Other sensitive animal species that may be present on the project site include Swainson's hawk, San Diego coast horned lizard, coastal western whiptail, loggerhead shrike, and Bell's sage sparrow along with many other species. Natural water courses on site consist of natural drainage courses which provide drainage for surface water runoff to San Francisquito Creek to the east through canyons below the ridges that transect the site. Drainage to the west includes the upper portions of Wayside Canyon and its tributaries.

Zoning: *A-2-2 (Heavy Agricultural - 2 acre minimum lot size required)*

General Plan: *Rural/Non Urban (R)*

Community/Area wide Plan: *Santa Clarita Valley Area Plan, Non-Urban 1 (N1, 0.5 units/acre) and Hillside Management (HM)*

Major projects in area:

PROJECT NUMBER

Project 02-196, TR53822

Project 98-008, TR52455

Project 97-088, R2004-00932

Project 02-344

Project 98-047, TR51852

DESCRIPTION & STATUS

Tapia Ranch Development for 405 SFR lots on 1,167 acres along the western tract boundary of Tesoro del Valle, north of Copper Hill Road. Project requires an EIR. An oak tree permit is required to remove up to 27 oaks. Not approved.

West Creek Project(12/19/00 approved for 2,545 dwelling units, court invalidated approval on 2/27/03, revisions and latest final map received on 10/06/06).

Up to 11 SFR lots in on 22.3 acres north of Copper Hill Drive, east of San Francisquito Canyon Road. Approved and recorded in 1999.

Parcel map for 2 SFR lots on 10 acres located on Shawnee Court. Approved in 2004.

Northlake Specific Plan amendment for 1,603 dwelling units, Tract Map 51852 filed on 4/22/98(pending).

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

☐ None

☒ Regional Water Quality Control Board

☒ Los Angeles Region

☐ Lahontan Region

☒ DOC OMG

☒ Army Corps of Engineers

☒ Caltrans

☒ DOC DOGGR

Trustee Agencies

☐ None

☒ US Fish & Wildlife Service

☒ State Fish and Game

☒ State Parks

Special Reviewing Agencies

☐ None

☒ Santa Monica Mountains Conservancy

☐ Resource Conservation District of Santa Monica Mountains Area

☒ National Forest

☒ Castaic Area Town Council

☒ Center for Biological Diversity

☒ SCOPE

☒ Friends of the Rivers

☒ City of Santa Clarita

☒ Santa Clarita Valley Historical Society

☒ Native American Tribal Representative

☒ CHP

☒ Newhall County Water Dist.

☒ William S. Hart Union H.S. District

☒ Saugus Union School District

Regional Significance

☐ None

☐ SCAG Criteria

☒ Air Quality

☒ Water Resources

County Reviewing Agencies

☒ Public Libraries

☒ Parks and Recreation: Trails

☒ Subdivision Committee

☒ Sheriff Department

☒ Sanitation Districts

☒ DPW: Geotech. & Materials Engineering, Watershed Management, Traffic & Lighting, Drainage & Grading, Waterworks and Sewer Maintenance

☒ Fire Department

☒ Health Department: Environmental Health

			ANALYSIS SUMMARY (See individual pages for details)			
<u>IMPACT ANALYSIS MATRIX</u>						
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg	Potential Concern			
HAZARDS	1. Geotechnical	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction and Landslides</i>
	2. Flood	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>100-year flood plain; high erosion and mudflow</i>
	3. Fire	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Noise during construction</i>
RESOURCES	1. Water Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>San Francisquito Canyon Creek; Santa Clara River; potential impacts during construction</i>
	2. Air Quality	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Construction equipment emissions</i>
	3. Biota	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>San Francisquito Creek and adjacent upland areas</i>
	4. Cultural Resources	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potential Archaeological resources</i>
	5. Mineral Resources	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Possible mineral resources</i>
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Disturbance of ridgeline view</i>
SERVICES	1. Traffic/Access	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Police protection services not adequate</i>
	5. Utilities/Other Services	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Landfill capacity, water supply</i>
OTHER	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Project area density</i>
	4. Pop/Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Traffic, Biota, Visual</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

- Designation: Urban Expansion (4)
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: _____

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

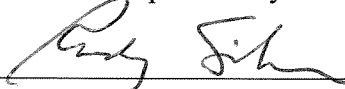
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

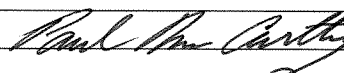
☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☒ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: February 8, 2007

Approved by: Paul McCarthy  Date: February 8, 2007

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?</p> <p><i>Project is located 1.5 miles north of the San Gabriel fault (source: State of California Special Studies Zone Map, 1988; Plate 1-Fault Rupture Hazards and Historical Seismicity Map, 1980); and in a liquefaction hazard zone (source: State of California Seismic Hazard Zones Map, 1998).</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area containing a major landslide(s)?</p> <p><i>Site is in a location subject to earthquake induced landslides (source: State of California Seismic Hazard Zones Map, 1998).</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having high slope instability?</p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?</p> <p><i>Project site has high liquefaction potential (source: State of California Seismic Hazard Zones Map, 1998)</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?</p>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?</p> <p><i>Approximately 11 million cubic yards of grading is proposed with the project.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?</p>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☒ OTHER CONSIDERATIONS

☒ Approval of Geotechnical Report by DPW

Supplemental EIR must address engineering features, along with a technical appendices, to ensure safety for higher density concentration of homes in Areas B & C from liquefaction and earthquake induced landslide hazards.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>At least seven blue line streambeds and San Francisquito Channel.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>A portion of the project site transversed by San Francisquito Canyon Creek is located within a 100-yr floodplain/floodhazard zone, which emerges from Bouquet Canyon Reservoir (Source: Plate 6-Flood and Inundation Hazards Map, 1980)</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>Normal run-off will most likely be altered on the project site.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)? <i>The site is located downstream from Bouquet Canyon Reservoir, designed in conformance with State requirements and failure of the reservoir is considered extremely unlikely.</i>

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Section 308A ☒ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Project is located in Fire Zone 4.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>Project Area A has been developed and has two 84 foot wide right of way access roads (Avenida Rancho Tesoro and Tesoro Del Valle Drive) to serve the proposed development in Areas B & C.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <i>Project site will be served by extensions of Tesoro Del Valle Drive and Avenida Rancho Tesoro.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Domestic water service is stubbed to the site and able to handle the capacity.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>Fire Department must review and approve revised map, higher density shift to Areas B & C.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Fire Department must review revised map and fuel modification plan.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant impact

☒ Less than significant with project mitigation

☐ Less than significant/No

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>Noise levels will increase during construction.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Construction related noise</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
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STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Compatible Use

Mitigation measures necessary to regulate hours of construction.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>The project will be required to comply with NPDES.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>The project will be required to comply with NPDES.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☒ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ OTHER CONSIDERATIONS

Construction-related discharges must be in compliance with NPDES standards.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>During construction, AQMD thresholds will be exceeded temporarily</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Fugitive dust from grading, and fumes from construction equipment, will be generated during construction.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>Short-term during construction.</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☒ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

Air quality impacts from proposed construction activity will be reanalyzed based on up to date standards and regulations.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>SEA No. 19 (San Francisquito Canyon Creek) is located in a portion of the project in Area C. No development is proposed in the SEA, which is pending dedication to the Santa Monica Mountains Conservancy.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Grading and flood protection improvements would impact habits.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>San Francisquito Canyon Creek unnamed tributaries</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>San Francisquito Canyon Creek.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Project site has Coast Live Oak, Hollyleaf Cherry, Fremont Cottonwood</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>The project site contains habitat for the Swainson's hawk, the San Diego coast horned lizard, Bell's sage sparrow, Threespine Stickleback, California Gnatcatcher, Slender Mariposa lily</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>San Francisquito Canyon Creek as movement corridor</i>

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☒ Project Design
 ☐ ERB/SEATAC Review
 ☐ Oak Tree Permit

Impacts associated with the project were analyzed for the Final EIR. In the spring of 1997, according to the document, specialized biological studies were conducted by the project applicant in order to update the biological resources information for the project site in order to assess the potential for the habitat onsite to support the federally threatened Coastal California Gnatcatcher (CAGN), which was not found on site, and sensitive species surveys to determine the presence/absence of the federally endangered Unarmored Three-Spined stickleback (UTS) and other sensitive plant and animal species in the San Francisquito Creek corridor. The Supplemental EIR for the revised map should thoroughly address all new impacts to biological resources in Areas B & C.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>The project site contains oak trees and drainage courses.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Area A, which is not a part of this revised tract map, contains the historic Harry Carey Ranch House which has been preserved.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase 1 Archaeology Report

If a cultural resource is detected during site grading, the applicant shall be required to suspend construction activities in the vicinity of the resource and leave the resource in place until a qualified archaeologist can examine and determine appropriate measures.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

Supplemental EIR should address the minerals present on the project site and any potential impacts due to grading and construction. Mitigation Monitoring Program may be necessary.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="border-top: 1px solid black; padding-top: 5px;"> Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Zone is being changed from A-2-2 (Heavy Agricultural - 2 acre minimum lot size required) to RPD-7,000-3.3 (Residential Planned Development – 7,000 square foot minimum lot size required – 3.3 units per acre maximum allowed).</i> </div>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div style="border-top: 1px solid black; padding-top: 5px;"> Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? </div>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="border-top: 1px solid black; padding-top: 5px;"> Other factors? </div>

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

The Final EIR classified the conversion of approximately 110 acres of agricultural land designated as Prime by the State Department of Conservation, for urbanized development, as non-significant because onsite soils could not be classified as prime agricultural land without irrigation, and thus should not have been classified as such.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>Ridgelines</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Revised grading plan for Areas B & C</i>

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

Supplemental EIR should address any potential impacts the revised project may cause to the visual/aesthetic qualities existing on site. Any mitigation program should be presented to avoid visual impacts to ridgelines and other aesthetic landform on the project site.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (mid-block or intersections)?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Areas B & C have a proposal for 714 units</i> Will the project result in any hazardous traffic conditions?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<hr/>				
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
<hr/>				
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ Project Design ☒ Traffic Report

☐ OTHER CONSIDERATIONS

☒ Consultation with Traffic & Lighting Division

The project was analyzed and updated for traffic impacts in September 1996 by Darnell & Associates, and included in the Final EIR for Tesoro Del Valle. It was found that there will be impacts during morning and evening peak hours at 11 to 24 intersections within the project study area. A mitigation program for these intersections was developed and broken into phases for implementation. The subsequent EIR will address traffic improvements necessary to complete development in Areas B & C.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Served by Sanitation District No. 32</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☒ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Sufficient capacity previously analyzed in Final EIR for Tract Map. Sewage treatment facility for this project and others through the CSDLA Santa Clarita Valley Joint Sewage System would have required an early expansion. Sufficient capacity should be available by 2010 according to the County's Development Monitoring Program. The Supplemental EIR shall address the availability and capacity status for future sewage treatment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <i>Mitigation agreements are already in place with the Saugus Union and W.S. Hart Union School Districts</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

The project's impact to libraries was analyzed and included in the Final EIR. A mitigation measure required an agreement with the County Library System and also required library impact fees of up to \$336 per dwelling unit as specified in a February 21, 1995 Board Resolution to mitigate impacts to a level considered less than significant.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Police protection services impacted; fire station is proposed with project.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

☒ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☒ Fire Mitigation Fee

Per the Final EIR analysis on police services, it is indicated that a significant impact to police protection services shall remain despite implementation of mitigation.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant

☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>A water supply assessment will be required.</i> Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
<hr/>				
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Landfill capacity</i>
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
<hr/>				
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Plumbing Code – Ordinance No. 2269 ☒ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☒ OTHER CONSIDERATIONS

The project's Final EIR indicated that significant unavoidable cumulative solid waste impacts would occur, due to the provision of landfill capacity beyond the ability of the project to resolve. The solid waste impacts will be reanalyzed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Compatible Use

Continuation of master planned community.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

☐ OTHER CONSIDERATIONS

The project will not result in the creation of any significant environmental safety issues.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Higher density of units proposed in Areas B & C than would be allowed</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Zone change from agricultural to residential</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Tract Map No. 51644 has been previously approved. Supplemental EIR shall address zone changes and general plan amendments with their potential for impacts in Areas B & C. The project will include no more than the 1,791 dwelling units originally approved.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

Will be addressed in growth inducing analysis.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>
				<p><u>Biota (threespine stickleback, slender mariposa lily)</u></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>
				<p><u>Traffic, grading, visual impacts</u></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

Supplemental EIR should address additional impacts created as a result of revising Tract Map No. 51644 for Areas B & C.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☐ Less than significant/No impact